

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-12: 5900 Southwest Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 28, 2016*

REQUEST: To consider a rezoning of one tract of land containing 3.63 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 3.63 acres of land located at 5900 Block Southwest Drive, between Maple Valley Drive & Adam Dr. from “R-1” Single Family Residential District to “I-1” L.U.O. Limited Industrial District.

**APPLICANTS/
OWNER:** Valley View Storage, LLC. 225 S. Main Street, Suite 102, Jonesboro, AR 72401

LOCATION: 5900 Block Southwest Drive, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 3.63 Acres
Street Frontage: 640 Feet along Southwest Drive
Topography: Undeveloped flat.
Existing Development: Single family house

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Undeveloped
South	C-3 LUO General Commercial District and I-1 Industrial District
East	R-1 Single Family Residential Housing
West	R-1 Single Family Residential Housing and C-3 General Commercial LUO

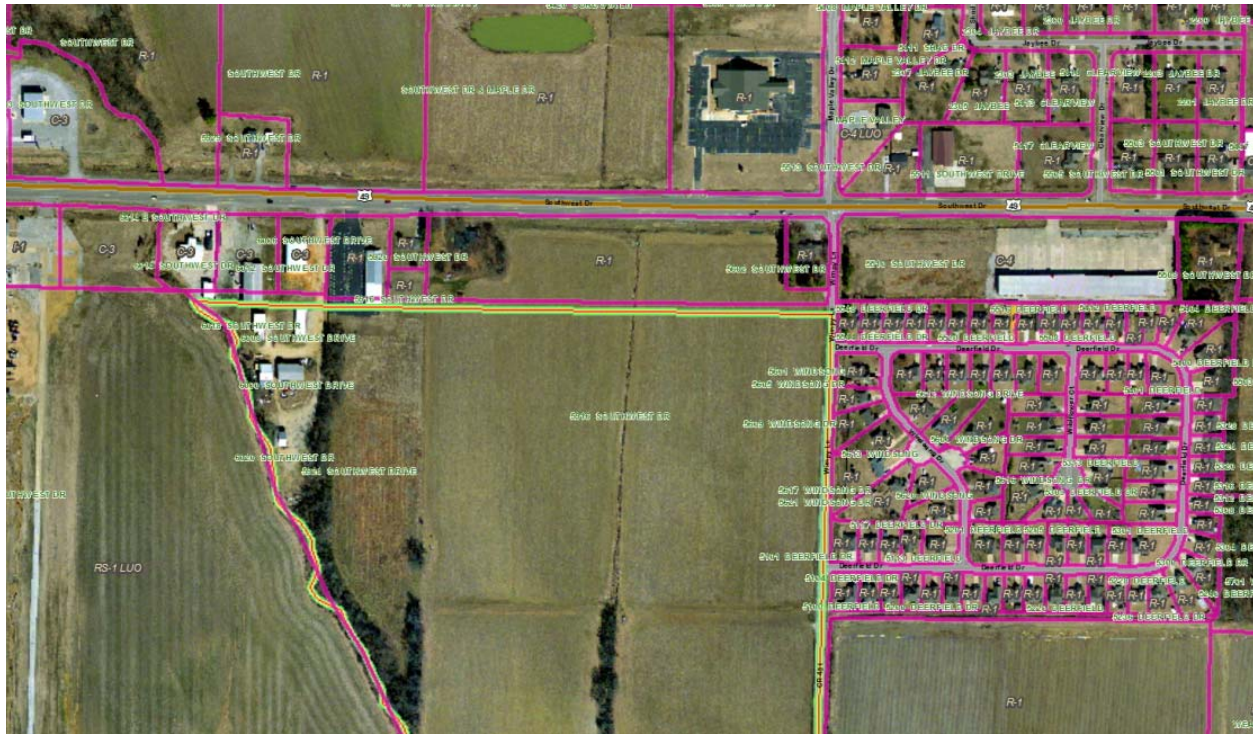
HISTORY: Currently undeveloped.

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be









Aerial/Zoning Map



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed RM-12 rezoning is consistent with the Future Land Use Plan, which was categorized as a Moderate Intensity Growth Sector	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is a moderate growth area. There are already several lots in this area on Southwest Drive that are not classified as R-1.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for I-1 LUO development.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	Except for the single family house currently on the land, this property has been undeveloped for several years.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Minimal impact if rezoned due to the fact that several lots in the area are already zoned something other than R-1.	

Staff Findings:

Applicant’s Purpose:

The applicant purchased the property wanting to build a self-storage facility, approximately 50,000 sq. ft. of units. The rezoning is necessary because their company would be unable to construct this facility within the current zoning. The land is currently undeveloped. The applicant feels like he can develop the property while having very little impact on the surrounding area.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

I-1 LUO Classification. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are necessary to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested I-1 Limited Industrial District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Uses	I-1 LUO	Uses	I-1 LUO
Manufactured Housing Unit	C	Restaurant, general	P
Airport or Airstrip	C	Retail/service	C
Animal care, general	C	Safety services	P
Auditorium or stadium	C	School, elementary, middle and high	P
Automated teller machine	P	Service station	P
Bank or financial institution	P	Sign, off premises	P
Carwash	C	Utility, major	C
Cemetery	P	Utility, minor	P
Church	P	Vehicle and equipment sales	P
College or University	P	Vehicle repair, general	P
Communication Tower	P	Vehicle repair, limited	P
Construction sales and service	P	Vocational school	P
Convenience store	C	Warehouse, residential (mini) storage	P
Day care, limited (family home)	C	Vehicular and equipment storage yard	P
Day care, general	C	Asphalt or concrete plant	C
Entertainment, adult	C	Auto wrecking or salvage yard	C
Government service	P	Basic industry	C
Indoor firing range	C	Freight terminal	P
Library	P	Manufacturing, general	P
Medical service/office	P	Manufacturing, limited	P
Museum	C	Mining or quarrying	C
Office, general	C	Research services	P
Parking lot, commercial	C	Solid waste incinerator	C
Parks and recreation	C	Warehousing	P
Pawn shops	C	Welding or machine shop	P
Post office	C	Agriculture, animal	C
Recreation/entertainment, indoor	C	Agriculture, crop	C
Recreation /entertainment, outdoor	C	Agriculture, farmers market	P
Recreation vehicle park	P	Agriculture, product sales	C
Restaurant, fast-food	P		

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-12, a request to rezone property from “R-1” Single Family Residential District to “I-1” LUO Limited Industrial District subject to final site plan approval by the MAPC.

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ 16-12 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family Residential District to the proposed “I-1” LUO, Limited Industrial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

Site Photographs



View looking North



View looking South



View looking East



View looking West